

HIGHWAY EASEMENT

Exempt from fee: s.77.25(2r) Wis. Stats.
LPA1565 08/2011 (Replaces LPA3053)

THIS EASEMENT, made by **Wisconsin Central Ltd.**, GRANTOR, conveys an easement, as described below, for highway purposes to the **City of Appleton**, a Wisconsin municipal corporation, GRANTEE, for the sum of **One Thousand, Five Hundred dollars (\$1,500.)**.

Any person named in this easement may make an appeal from the amount of compensation within six months after the date of recording of this easement as set forth in s.32.05(2a) Wisconsin statutes. For the purpose of any such appeal, the amount of compensation stated on the easement shall be treated as the award, and the date the easement is recorded shall be treated as the date of taking and the date of evaluation.

Other persons having an interest of record in the property: **None**.

This is not homestead property.

Legal description:

An easement for highway purposes, as long as so used, including the right to preserve, protect and remove any vegetation existing on said lands and the right to plant thereon and protect any vegetation that the highway authorities may deem desirable to prevent erosion of the soil or to beautify the highway, in and to the following described lands in Outagamie County, State of Wisconsin, described as:

Highway Easement in and to the following tract of land located in part of Lot 11, Grand Chute Island, Located in the Northeast Quarter of the Northeast Quarter of Section 35, T21N, R17E, City of Appleton Outagamie County, Wisconsin. Said parcel includes all land of the Owner (as described in Outagamie County Records) contained within the following described traverse:

Commencing at the Northeast Corner of said Section 35;

Thence S00°08'02"E coincident with the East line of the Northeast Quarter of Section 35 a distance of 1276.72 feet;
Thence S89°51'58"W a distance of 210.11 feet to its intersection with the reference line of Lawe Street;
Thence N00°43'34"W coincident with said reference line a distance of 213.00 feet;
Thence N89°16'26"E a distance of 14.71 feet to its intersection with the existing Easterly right-of-way line for Lawe Street;
Thence N00°40'58"W coincident with said existing East right-of-way line a distance of 5.43 feet;
Thence N89°19'02"E coincident with said existing Easterly right-of-way line a distance of 15.00 feet;
Thence N00°40'58"W coincident with said existing Easterly right-of-way line a distance of 2.41 feet to the point of beginning.

Thence continuing N00°40'58"W coincident with said existing Easterly right-of-way line a distance of 13.11 feet;
Thence S83°05'38"E coincident with the new Easterly Highway easement line a distance of 17.15 feet;
Thence S00°40'58"E coincident with said new Easterly Highway easement line a distance of 13.12 feet to a beginning of the Southerly curved right-of-way line for Wisconsin Central LTD Railroad;
Thence Westerly coincident with said curved Southerly right-of-way line (having a radius of 1891.50 feet with its center located towards the South and having a chord of 17.15 feet in length which bears N83°03'13"W) a distance of 17.15 feet to its intersection with the existing Easterly right-of-way line for Lawe Street also being the point of beginning.

Also;

Highway Easement in and to the following tract of land located in part of Lot 11, Grand Chute Island, Located in the Northeast Quarter of the Northeast Quarter of Section 35, T21N, R17E, City of Appleton Outagamie County, Wisconsin. Said parcel includes all land of the Owner (as described in Outagamie County Records) contained within the following described traverse:

2058300

Recorded

November 02, 2015 10:50 AM

OUTAGAMIE COUNTY
SARAH R VAN CAMP
REGISTER OF DEEDS

Fee Amount: \$30.00
FEE EXEMPT 77.25-(2R)
Total Pages: 4

This space is reserved for recording data

Return to
Chad Weyenberg
City of Appleton
100 North Appleton Street
Appleton, WI 54911-4799

ENVELOPE

Parcel Identification Number/Tax Key Number
4-0277-1.

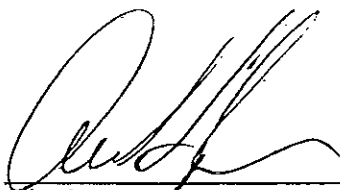
31-4-0277-1

see records

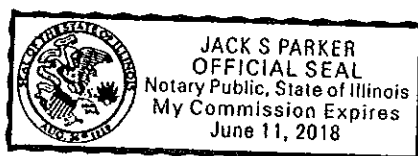
Commencing at the Northeast Corner of said Section 35;
 Thence S00°08'02"E coincident with the East line of the Northeast Quarter of Section 35 a distance of 1276.72 feet;
 Thence S89°51'58"W a distance of 210.11 feet to its intersection with the reference line of Lawe Street;
 Thence N00°43'34"W coincident with said reference line a distance of 213.00 feet;
 Thence S89°16'26"W a distance of 15.29 feet to its intersection with the existing Westerly right-of-way line for Lawe Street;
 Thence continuing S89°16'26"W coincident with the new Westerly right-of-way line for Lawe Street a distance of 30.00 feet;
 Thence N00°40'58"W coincident with said new Westerly right-of-way line a distance of 16.12 feet to a beginning of the Southerly curved right-of-way line for Wisconsin Central LTD Railroad also being the point of beginning;
 Thence Easterly coincident with said curved Southerly right-of-way line (having a radius of 1891.50 feet with its center located towards the South and having a chord of 15.06 feet in length which bears S85°22'14"E) a distance of 15.06 feet to its intersection with the existing Westerly right-of-way line for Lawe Street;
 Thence N00°40'58"W coincident with said existing Westerly right-of-way line a distance of 12.00 feet;
 Thence S54°03'51"W coincident with the new Westerly Highway easement line a distance of 18.37 feet to the point of beginning.

Said parcel contains 313 square feet, more or less for Highway Easement for Lawe Street.

Wisconsin Central Ltd.


 Signature _____ Date October 1, 2015
 Arthur L. Spiros
 Print Name _____

Signature _____ Date _____
 Print Name _____



October 1, 2015
 Date _____
 State of Illinois)
) ss.
 Cook _____ County)

On the above date, this instrument was acknowledged before me by the named person(s).

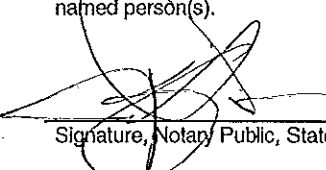

 Signature, Notary Public, State of Wisconsin _____
 Jack S. Parker
 Print Name, Notary Public, State of Wisconsin _____
JUNE 11, 2018
 Date Commission Expires _____

EXHIBIT A

TERMS AND CONDITIONS

1. The easement (a) is restricted to use solely for a public highway crossing and (b) is subject to any and all easements and rights-of-way whether or not of record.

2. Grantee will not make any special assessments against Grantor for sidewalks, curbs, gutters, roadways, paving, or similar improvements, snow or vegetation removal, or for water, sewers or utilities, now or hereafter installed in connection with the easement. By specifying a list of items for which Grantee may not assess Grantor, Grantor makes no admission or concession that construction of these items are allowable under the easement.

3. Except as provided for in § 86.13 of the Wisconsin Statutes, or relevant provisions of a separate agreement or stipulation between Grantor and Grantee related to the easement, Grantee shall be responsible for all costs of installation, repair, and renewal of its facilities on the easement.

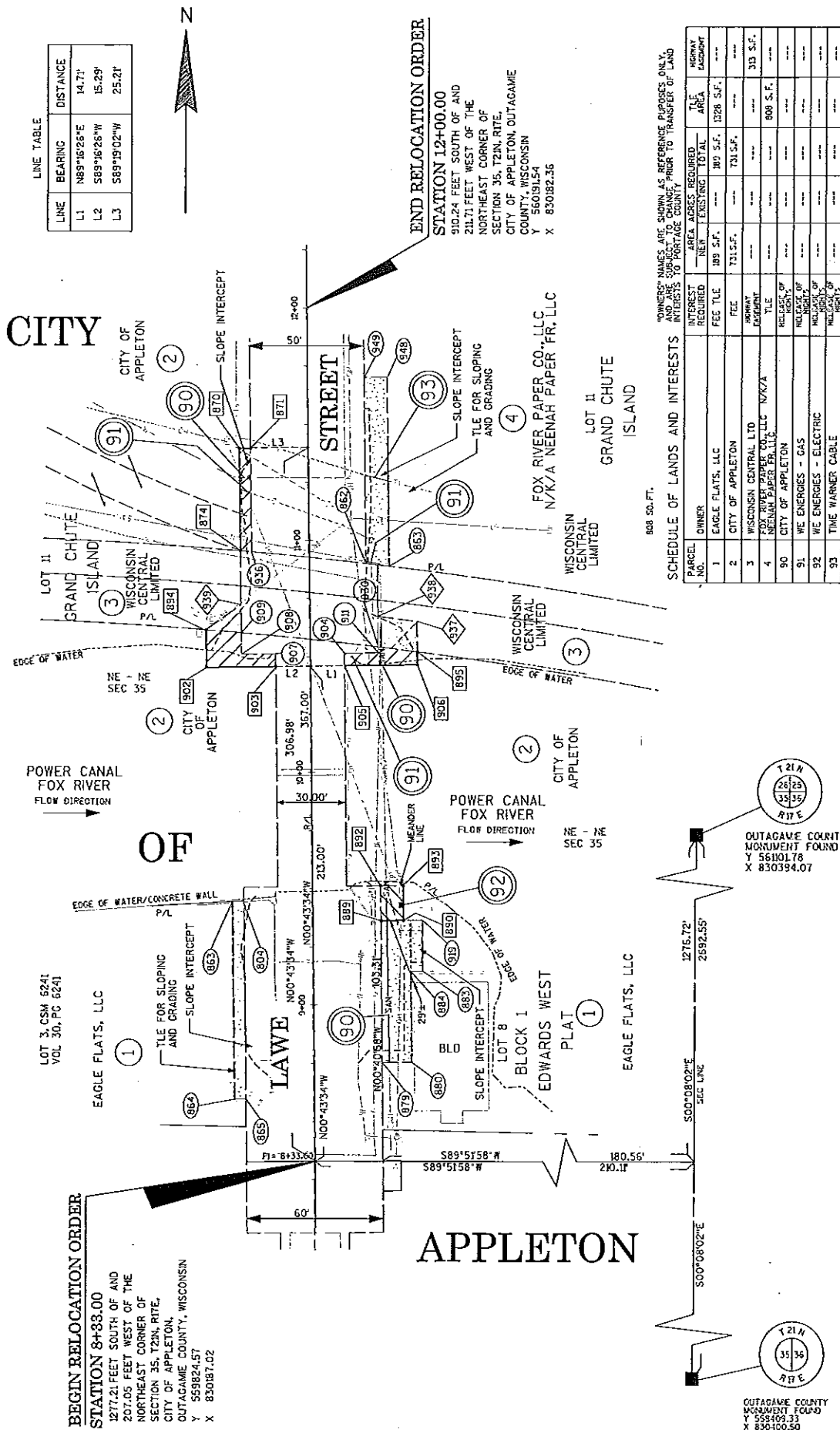
4. The easement shall terminate at such time as the Parcel shall no longer be used for, or is incapable of being used for, the purpose for which the easement was granted.

5. Grantor shall notify Grantee if any facility at the crossing causes a continuing hazard to railroad operations. If the hazard is caused by the Grantee and is not allowable under the grant of easement or the law, then Grantee, at Grantee's sole cost, shall make such repairs or changes in the facility as Grantor's chief engineer shall reasonably deem necessary, unless applicable law directs that such changes or repairs are the responsibility of the Grantor.

6. Pursuant to section 86.16, of the Wisconsin Statutes, Grantee may consent to allow placement or may be required to allow placement of utility lines in connection with this easement, but Grantor reserves all rights it may have to assert the preemptive effect of federal over state law. Notwithstanding the previous sentence, Grantee shall do nothing to restrict the use of the Parcel for railroad purposes.

7. Grantor does not warrant title to the Parcel.

LINE	BEARING	DISTANCE
L1	N89°16'26"E	14.71'
L2	S89°16'26"W	15.29'
L3	S89°19'02"W	25.21'



PARCEL NO.	OWNER	ADDRESS	INTERESTS		AREA ADJACENT REQUIRED		TILE AREA	MORAY ACCOUNT
			REQUIRED	EXISTING	NEW	EXISTING		
1	EAGLE FLATS, LLC		FEE		899 S.F.	107 S.F.	1328 S.F.	
2	CITY OF APPLETON		FEE		731 S.F.	731 S.F.		
3	WISCONSIN CENTRAL LTD		PROPERTY ADJACENT					
4	FOX RIVER PAPER CO., LLC SHEEPEN PAPER FILL	N/2/2	TILE					
90	CITY OF APPLETON		ILLUSTRATION OF				808 S.F.	
91	WE ENERGIES - GAS		ILLUSTRATION OF					
92	WE ENERGIES - ELECTRIC		ILLUSTRATION OF					
93	TIME WARNER CABLE		ILLUSTRATION OF					

"OWNERS" NAMES ARE SHOWN AS REFERENCE PURPOSES ONLY,
AND ARE SUBJECT TO CHANGE PRIOR TO TRANSFER OF LAND

SCHEDULE OF LANDS AND INTERESTS

REVISION DATE	11-6-14	3-23-15	9-11-15
DATE	SCALE, FEET 0 20 40		
GRID FACTOR	N/A		
HWY: LAWE STREET		STATE R/W PROJECT NUMBER 4984-08-00	
COUNTY: OUTAGAMIE		CONSTRUCTION PROJECT NUMBER	
PLOT NAME :		PLOT SCALE : 40.0000' = 1" IN.	
PLOT DATE : 8/11/2015		PLOT DATE :	
FILE NAME : F:\174\085\4198741\0854198741RWP.dgn		DRAWING : 0854198741RWP.dwg	
		WISDOT/CADDS SHEET 75	
		PS&E SHEET NO:	
		PLAT SHEET NO: 4.2	